



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
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JOSEPH FAVALORO
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, February 2, 2006 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

401 Highland Avenue: (continued from previous meeting) (Applicant: Santokh Singh; Owner: Demi Samallas; Agent: Richard Smart) The Applicant seeks a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service and a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. Central Business District (CBD) zoning district.

508 Somerville Avenue: (continued from previous meeting) (Applicant: Luciano Rossetti; Owner: Benjamin J. Rossetti; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building and rebuild a larger auto repair garage. Business A (BA) zoning district.

(The Applicant has requested consideration of this application be continued to the Planning Board meeting scheduled for February 16, 2006.)

70 Glen Street: (continued from previous meeting) (Applicants & Owners: Antonio & Armanda Carnevale) The Applicant seeks a special permit (SZO §4.4.1) to alter and extend the existing third floor of a two-family dwelling. Residence B (RB) zoning district.

149A Highland Avenue: (continued from previous meeting) (Owner: Highland & Central Realty Trust; Applicant: Rocco DiRenzo) The Applicant seeks a special permit (SZO §9.13.a) for failure to provide four required parking spaces. Neighborhood Business (NB) zoning district.

(The Applicant has requested consideration of this application be continued to the next Planning Board meeting on February 16, 2006.) *Continued on next page*



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52 Florence St: Applicant & Owner James Batmasian seeks a special permit (SZO §4.4.1) to make various exterior alterations including new decks and door openings to an existing non-conforming building. RB zone.

30 College Ave: Applicant & Owner Mouhab Z. Rizkallah seeks a special permit (SZO §4.4.1) to make various alterations to the roofline and exterior of the existing office building. CBD zone.

23-27 Village St: Applicant & Owner Adèle Naudé Santos seeks a special permit (SZO §4.4.1) to renovate an existing structure to add a second residential unit. RC zone.

15-15 1/2 Albion St: Applicant & Owner Marc Roudebush seeks a special permit (SZO §4.4.1) to alter a non-conforming structure to rebuild and enlarge an existing rear roof deck on an existing two-family dwelling. RA zone.

11-13 Flint Ave: Applicant, Ciro Fodera, Owner: S.M.A. Real Estate, LLC seeks a special permit (SZO §4.4.1) to alter a non-conforming structure and a special permit (SZO §4.5.3) to expand a non-conforming use to convert an existing four-unit dwelling to a six-unit dwelling. RB zone.

75 Cross St: Applicant, Herbert Foster, Trustee of 75 Cross Street Nominee Trust; Owner 75 Cross Street Nominee Trust, seek a special permit (SZO §4.4.1) to alter a non-conforming eight residential unit building. Both the interior and exterior of the building would be altered and renovated, while seven parking spaces would be provided in a below grade garage. RB zone.

(The Applicant has requested consideration of this application be continued to the next Planning Board meeting on February 16, 2006.)

Any other business